



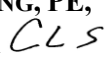




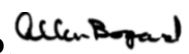




CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	08-17-10	AGENDA REQUEST NO:	IV-B
INITIATED BY:	SERENIAH M. BRELAND  SUPPORT SERVICES DIRECTOR	RESPONSIBLE DEPARTMENT:	SUPPORT SERVICES
PRESENTED BY:	SERENIAH M. BRELAND  SUPPORT SERVICES DIRECTOR	DEPARTMENT HEAD:	SERENIAH M. BRELAND  SUPPORT SERVICES DIRECTOR
		ADDITIONAL DEPARTMENT HEAD (S):	JUAN "J.J." ADAME  FIRE CHIEF CHRISTOPHER STEUBING, PE, CFM, CITY ENGINEER 
SUBJECT / PROCEEDING:	FIRE STATION #7 (CIP MU0703) AWARD CONSTRUCTION CONTRACT TO TURNER CONSTRUCTION COMPANY FOR \$2,773,000.00		
EXHIBITS:	N/A		
CLEARANCES		APPROVAL	
LEGAL:	EUGENIA CANO  ASSISTANT CITY ATTORNEY	EXECUTIVE DIRECTOR:	N/A
PURCHASING:	TODD REED  PURCHASING MANAGER	ASST. CITY MANAGER:	KAREN GLYNN 
BUDGET:	JENNIFER BROWN  BUDGET & RESEARCH DIRECTOR	CITY MANAGER:	ALLEN BOGARD 
BUDGET			
EXPENDITURE REQUIRED: \$		2,773,000.00	
CURRENT BUDGET: \$		3,720,571.00 MU0703 UNENCUMBERED	
ADDITIONAL FUNDING: \$		NA	
RECOMMENDED ACTION			
Authorize construction contract to Turner Construction Company for Fire Station #7 in an amount not to exceed \$2,773,000.00			

EXECUTIVE SUMMARY

The construction of Fire Station No.7 is proposed in order to meet the fire emergency needs resulting from the growth and expansion of the neighborhoods around Telfair and New Territory. The proposed construction is in accordance with the Strategic Partnership Agreement (SPA) between the City and all of the New Territory Municipal Utility Districts (MUDs). All New Territory MUDs, in compliance with the SPA, held and passed a joint Fire Plan election on May 9, 2009 and the City has received the funding of \$1,280,000 for Fire Station No. 7. On December 18, 2007, the City Council approved the purchase of a 1.75-acre site from Newland Communities for the construction of Fire Station No.7.

Funding for construction is included in the FY10 Capital Improvement Program (MU0703). The project has a total budget of \$4.1 million, with \$100,000 from CIP fund balance, \$2.72 million from Certificates of Obligation, and up to \$1.28 million or 40% of total costs from the New Territory MUDs (districts) as outlined in their SPA with the City. The districts have paid \$1.28 million for their contributions and the Certificates of Obligation have been issued to fund the project.

As outlined in the SPA, when station #7 opens, the residents of New Territory will pay an increased fire protection fee that will cover the full cost of providing service to their homes. Upon completion of the project, a final accounting of project costs will be reported back to the districts to verify compliance with the terms of the SPA. Any funds due back to the districts under the agreement will be due at that time. Based on current cost estimates, the maximum \$1.28 million contribution will not exceed 40% of the total cost and the City will not owe any funds back to the districts.

The significant cost components of this project are:

- Land Acquisition- \$73,786
- Design Contract – \$298,190

Total Design and Land Cost - \$371,976

- Building Base Cost - \$2,773,000
- Contingency - \$277,000
- Utilities - \$10,000
- Technology - \$60,000
- Testing - \$40,000
- Furniture Fixtures and Equipment - \$90,000
- Contract Administration \$58,920

Total Construction Cost – \$3,308,920

Fire Station Number No. 7 will stand at the corner of Chatham Avenue and New Territory, in Telfair. Living quarters include a dayroom, kitchen/dining room, training room, exercise room, offices, sleeping rooms and bathrooms; the two apparatus bays will be pull-through, maintenance and repair and gear storage. Exterior materials consist of brick and manufactured stone veneer with cast stone banding, as well as a metal roof. The station has been designed to resist Category 3 hurricanes. Hurricane-resistant features include an enhanced structural system, reinforced roof truss connections, and impact-resistant glazing systems.

LEED Certification is being pursued for the station. Sustainable components of the building include the use of

plumbing fixtures with low flow rates, recycled materials, regional materials, and management of construction waste materials.

It is anticipated that this project will take approximately nine months to complete.

City staff utilized the Competitive Sealed Proposals Process in an effort to engage the most qualified contractor for the construction of Fire Station No. 7. Texas Local Government Code – Section 271.116 enables a municipality to solicit construction services via competitive sealed proposals. The process enables the City to award a services contract based not only on price, but also on other important, weighted criteria.

The weighted criteria used for this project is as follows:

Evaluation Criteria	Weighted %
Price Proposal	40
Project Management Plan: <ul style="list-style-type: none">• Scope Management Plan (10%)• Project Schedule (10%)• Project Management/ Personnel Qualifications (10%)• Quality Assurance Plan (5%)• LEED Management Plan (10%)	45
Past Experience and References with Similar Projects	15

On July 1, 2010, Seven (7) sealed proposals were received for the project. A team consisting of members of the Engineering Department, Fire Department, Support Services Department, Purchasing Division, and Architectural Firm evaluated the proposals. Evaluators independently reviewed the proposals and scored them relative to the weighted criteria. After the final analysis and interview of two firms, the contractor with the lowest price proposal also excelled in the Evaluation Criteria and was named the committee's selection.

Based on the evaluations conducted by the team relative to the project evaluation criteria, and following an interview of the top scoring contractors, Support Services Department recommends that the City Council authorize the execution of a construction contract to Turner Construction Company for Fire Station #7 in an amount not to exceed \$2,773,000.

EXHIBITS

N/A